



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ14-00026  
**Application Type:** Rezoning  
**CPC Hearing Date:** August 14, 2014  
**Staff Planner:** Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov  
**Location:** 332 North Clark Drive  
**Legal Description:** Lots 25 through 28, Block 22, Second Addition to Womble Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.55 acres  
**Rep District:** 3  
**Existing Zoning:** A-O (Apartment-Office)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From A-O (Apartment-Office) to C-2 (Commercial) (Related to Special Permit PZST14-00023)  
**Proposed Use:** Contractor's yard (small)  
**Property Owner:** EB Silva Management, LLC  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-5 (Residential) / Single-family residential  
**South:** M-1/sc (Manufacturing/special contract) / Warehouse and Distribution Center  
**East:** R-5 (Residential) / Single-family residential  
**West:** C-4 (Commercial) / Warehouse, Tractor-Trailer Storage Facility

**PLAN EL PASO DESIGNATION:** G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

**NEAREST PARK:** San Juan Placita Park (2,865 feet)

**NEAREST SCHOOL:** Hawkins Elementary (2,710 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association  
San Juan Neighborhood Improvement Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 24, 2014. The Planning Division has not received any letters or phone calls in support or opposition to the rezoning request.

### **CASE HISTORY**

City Council rezoned the subject property from R-5 (Residential) to A-O (Apartment-Office) on June 9, 2009 by Ordinance No. 17121.

### **APPLICATION DESCRIPTION**

The property owner is requesting a rezoning from A-O (Apartment-Office) to C-2 (Commercial), along with a special permit, to allow for a contractor's yard (small) in a C-2 (Commercial) district (related to PZST14-00023). The property is currently vacant. Access to the subject property is from North Clark Drive.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval with a condition** of rezoning the subject property from A-O

(Apartment-Office) to C-2 (Commercial) as follows:

*That a ten (10) foot wide landscaped buffer with high-profile native trees of at least three (3) inch caliper and ten (10) feet in height shall be placed at fifteen (15) feet on center along all property lines abutting residentially-zoned properties. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy.*

The subject property is immediately adjacent to commercial C-4 (Commercial), light industrial M-1 (Manufacturing), and R-5 (Residential) zoned properties. Rezoning to C-2 (Commercial), in conjunction with a special permit and a landscape buffer, will allow the proposed contractor's yard while also providing an appropriate transitional zoning district.

#### **Plan El Paso-Future Land Use Map Designation**

All applications for a rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of C-2 (Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permits intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

#### **COMMENTS:**

##### **Planning Division - Transportation**

No objections. A TIA is not required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

##### **City Development Department – Building & Development & Permitting**

Recommend approval.

##### **City Development Department - Land Development**

No objection.

##### **El Paso Fire Department**

The Fire Department recommends approval of the rezoning case.

##### **Texas Department of Transportation (TxDOT)**

When ready to develop this lot, grading and drainage shall be submitted to TxDOT for review and approval and request access approval thru the TxDOT Access Management Committee (AMC).

##### **El Paso Water Utilities**

EPWU-PSB does not object to this request.

##### **EPWU-PSB Comments**

**Water:**

1. There is an existing 12-inch diameter water main that extends along Clark Dr. This main is available for service.
2. There is an existing 6-inch diameter water main that extends along Clark Dr. located approximately 15 feet east of the street centerline. This main is available for service.
3. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 332 N. Clark Dr.

**Sewer:**

1. There is an existing 8 –inch diameter sanitary sewer main that extends along Clark Dr. located approximately 15 feet west of the street centerline. This main is available for service.

**General:**

1. EPWU requires a new service application to serve the subject property. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Attachments:**

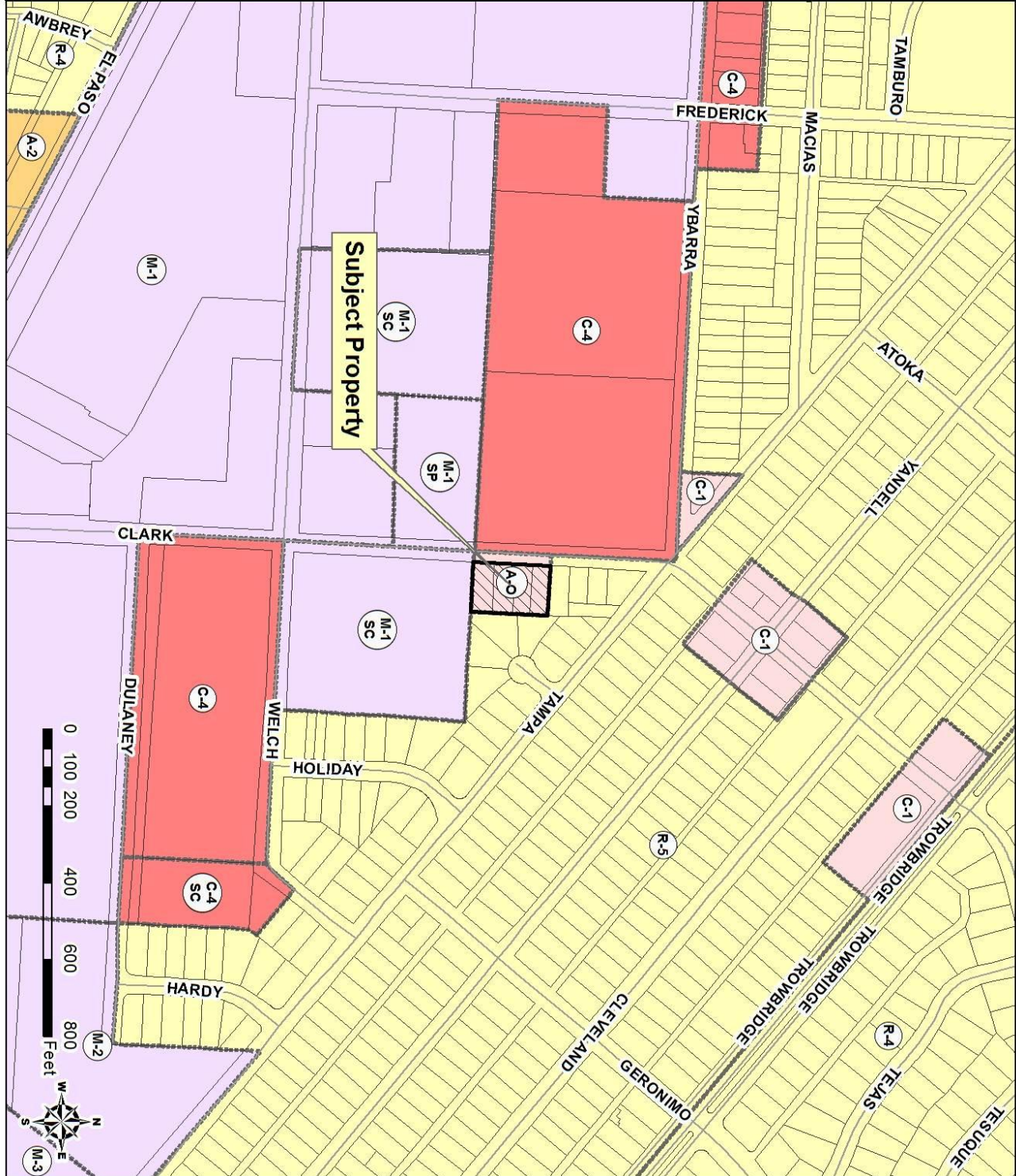
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

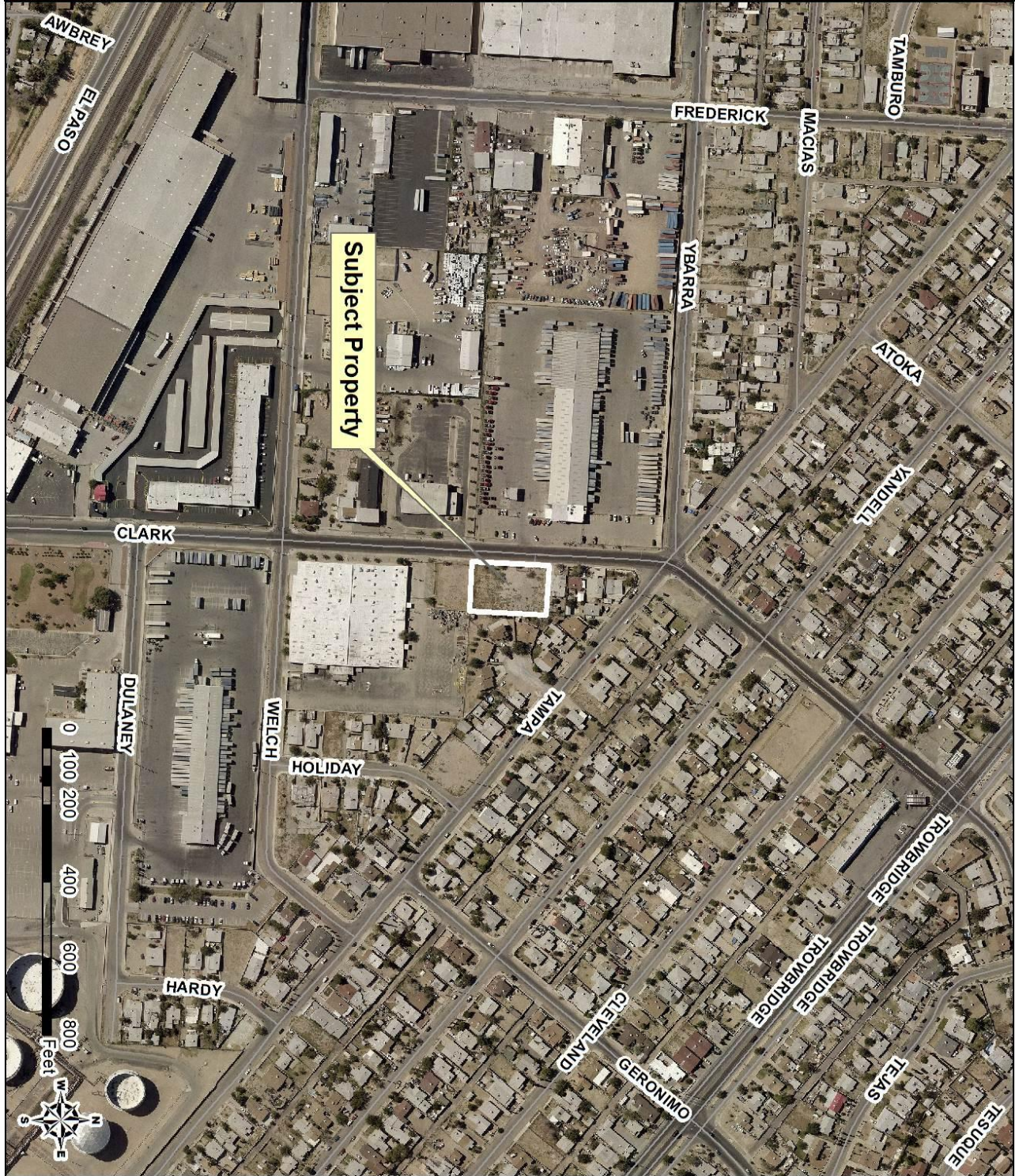
ATTACHMENT 1: ZONING MAP

PZRZ14-00026





PZRZ14-00026





# ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

